

**WILLIAMSBURG  
ARCHITECTURAL REVIEW BOARD MINUTES  
Tuesday, March 23, 2004**

**CALL TO ORDER AND ATTENDANCE**

The regular semimonthly Architectural Review Board meeting was held on Tuesday, March 23, 2004, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Vice-Chairman Walker called the meeting to order. Present in addition to Mr. Walker were Board members Mr. Sandbeck, Mr. Durbin, Mr. Pons, and Mr. Watson. Mr. Williams and Mr. Spence were absent. Also present was Zoning Administrator Murphy and Zoning Officer Beck.

**CONSENT AGENDA**

**ARB #04-026      First Church of Christ Scientist/620 Jamestown Road –  
Fence – Approved.**

**ARB #04-029      A Chef's Kitchen/501-102 Prince George Street –  
Exterior Change (New Color Scheme) – Approved.**

**ARB #04-025      South of the Border Restaurant/322 Second Street –  
Exterior Change (paint yellow on building classical  
white) – Approved.**

**ARB  
SIGN #04-015      A Chef's Kitchen/501-102 Prince George Street –  
Projecting Sign – Approved.**

**ARB  
SIGN #04-017      Graphco Enterprises, Inc./134 Second Street – Building  
Mounted Sign – Approved.**

**ARB  
SIGN #04-018      Williamsburg T-Shirt Gift Shop/134 Second Street –  
Building Mounted Sign – Approved.**

Mr. Walker motioned to approve the consent agenda as presented.

**Recorded vote on the motion:**

Aye:            Mr. Sandbeck, Mr. Durbin, Mr. Walker, Mr. Pons, Mr. Watson.  
Nay:            None.  
Absent:        Mr. Williams, Mr. Spence.  
Abstain:       None.

### **CORRIDOR PROTECTION DISTRICT**

#### **ARB #04-024          Parkway Condominiums/222 Parkway Drive – New Condominiums (48 units)**

Ditlef Olsen presented the revised plans for Parkway Condominiums noting the following new submissions and changes:

- A lighting plan with proposed light fixtures and illumination patterns for the parking lot and building.
- Revised elevations removing the windows on the front elevation due to height restrictions.
- Elevations for the dumpster enclosure.
- Ventilation screening details for the underground garage to include the same material as the balcony railings except the spacing will change from four inches to eight inches.
- A detail on the columns.
- Proposes 6/6 windows with exterior muntins instead of 9/9 as previously shown.

Mr. Walker motioned to approve revised plans for ARB #04-024.

#### **Recorded vote on the motion:**

Aye:                Mr. Sandbeck, Mr. Durbin, Mr. Walker, Mr. Pons, Mr. Watson.  
Nay:                None.  
Absent:            Mr. Williams, Mr. Spence.  
Abstain:           None.

#### **ARB #04-027          Applebee's Restaurant/1640 Richmond Road – Exterior Change (add 18 sconces between awnings)**

Joe Morris presented plans for the addition of 18 sconces to the exterior of the Applebee's Restaurant noting they were needed to add more light to sidewalks around the building to make it safer for their costumers.

Mr. Walker asked if the additional sconces were needed because of the corporate image change to the building. Mr. Morris stated Applebee's was remodeling all of their restaurants to fit the new corporate image with additional lighting. A discussion followed concerning the reduction of sconces around the building to reduce the amount of illumination. Mr. Watson stated he would not be in favor of the addition of any sconces because as a patron of the Applebee's he felt that there was plenty of exterior illumination around the building with the

existing goose neck lights on the building. Mr. Pons and other Board members concurred with Mr. Watson statement. It was also noted that the existing lighting should be adequate since the police department approved the lighting plan.

Mr. Pons motioned to deny ARB #04-027 for the addition of 18 sconces between the awnings at Applebee's Restaurant for the following reasons:

- The additional fixtures create a new corporate image by visually lighting the building, which is not in accord with the ***Design Review Guidelines*** intent to limit the amount of lighting on a building so it does not become a sign for the business.
- The additional fixtures are not necessary for public safety and the ***Design Review Guidelines*** state "lighting intensity should be the minimum necessary to satisfy safety and security concerns, but no greater". The existing lighting plan was approved by the Police Department when the site plan was approved with no additional lighting being recommended by the Police Department for safety.
- The existing lighting on this building is compatible to other similar buildings on the corridor.

**Recorded vote on the motion:**

Aye: Mr. Sandbeck, Mr. Durbin, Mr. Walker, Mr. Pons, Mr. Watson.

Nay: None.

Absent: Mr. Williams, Mr. Spence.

Abstain: None.

**SIGNS**

**ARB**

**SIGN #04-016      The Fat Canary/410 West Duke of Gloucester Street –  
Freestanding & Building Mounted Sign**

Ray Wright presented the signs for the Fat Canary. A discussion followed concerning the design and height of the freestanding sign. Board members expressed a concern with the height of sign from the top of the planter which resulting in the proportions not being correct and that the sign would block the view of the streetscape. Mr. Wright agreed the height of the sign was out of proportion and noted the originally designed was four feet lower than what was submitted for review. Mr. Pons stated that all the freestanding signs in Merchant Square were pole signs and the sign proposed was not consisted with the other signs, and approving this sign would introduce a new type of freestanding sign to Merchant's Square. Mr. Walker and other Board members concurred with Mr. Pons observations noting the ***Design Review Guidelines*** require that signs be consisted with other signs in the area. It was noted that the colors proposed

were acceptable; however, the font for the proposed building mounted sign must match the font on the building mounted sign on the front elevation.

Mr. Walker motioned to approve ARB Sign #04-016 for the building mounted sign conditioned upon the font matching the font on the front elevation. He motioned to deny the freestanding sign for the following reasons:

- The design of the sign is not consistent with other freestanding signs in Merchants Square which are pole signs with decorative ironwork.
- The sign located in the planter box obstructs views of Merchants Square, which is not consistent with other signs in the area.

**Recorded vote on the motion:**

Aye: Mr. Durbin, Mr. Walker, Mr. Pons, Mr. Watson.

Nay: None.

Absent: Mr. Williams, Mr. Spence.

Abstain: Mr. Sandbeck

**Minutes March 9, 2004**

The minutes were approved as presented.

There being no further business, the meeting adjourned at 7:15 P.M.

Jason Beck  
Zoning Officer